

Nakamun Lake

Area Structure Plan

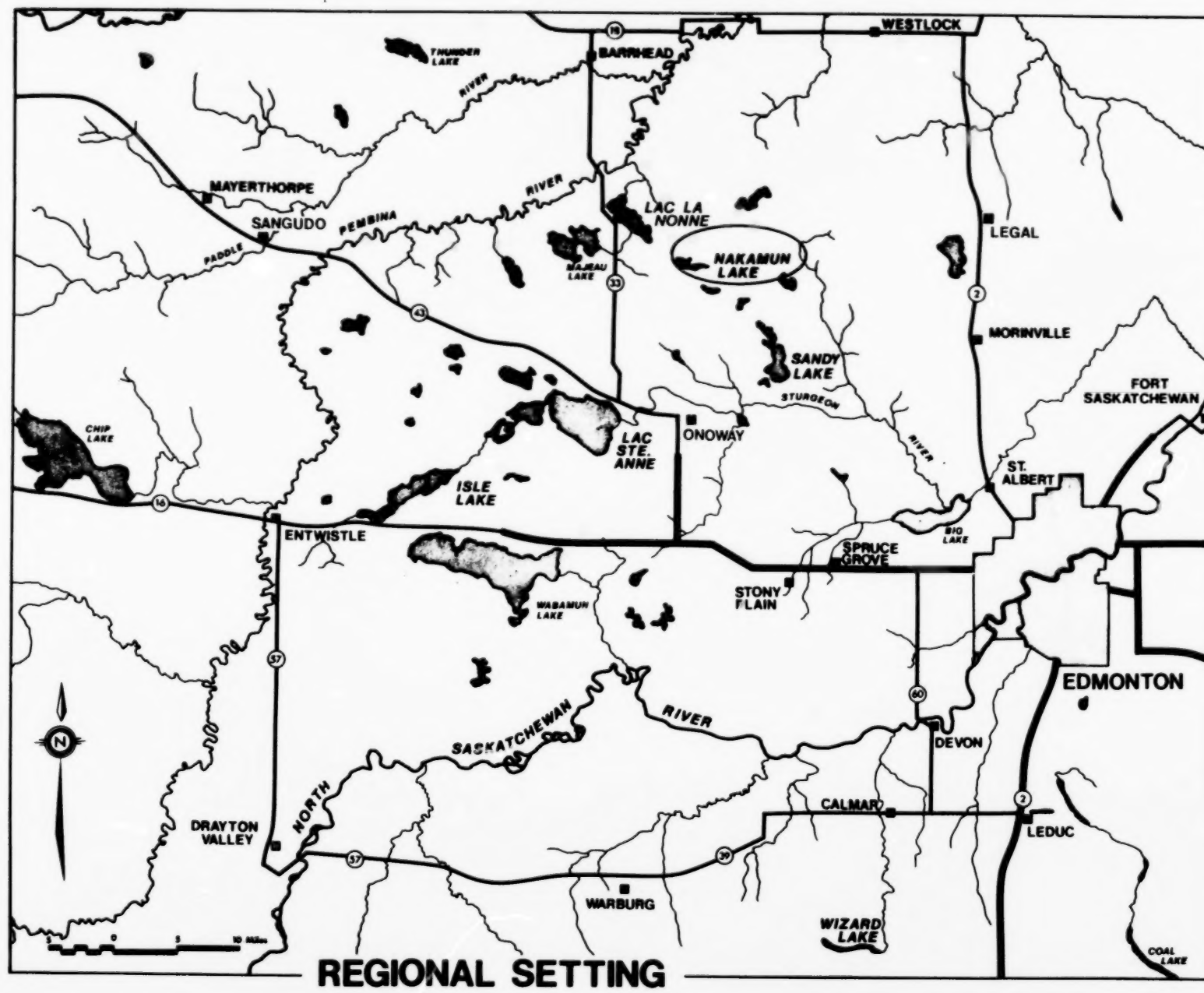
Prepared by: Edmonton Regional
Planning Commission
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Introduction

This Nakamun Lake Area Structure Plan has been prepared at the direction of the Councils of the Counties of Lac Ste. Anne, Barrhead and for the Summer Village of Nakamun Park. It is based on general objectives, development policies, land use classifications and a land use allocation that they have approved in principle.



NAKAMUN LAKE

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1.0 BACKGROUND TO THE NAKAMUN LAKE AREA STRUCTURE PLAN

- 1.1 Nakamun Lake is situated on the boundary of the County of Lac Ste. Anne and the County of Barrhead approximately 90 km northwest of Edmonton (Map 1). It is a small lake with a surface area of only 3.16 kilometres. At present there are 346 subdivided lots in the Nakamun Lake area. In 1966 the Summer Village of Nakamun Park was incorporated on the south shore of the lake within the County of Lac Ste. Anne.
- 1.2 In order to ensure that additional shoreline development did not occur until a land use by-law was adopted implementing a lake management plan, Alberta Environment, in August of 1977, placed Nakamun Lake within the jurisdiction of the Regulated Lake Shoreland Development Operation Regulation. (O.C. 850/1977). The boundary of the regulated area is shown on Map 2. In April, 1979, the Counties of Lac Ste. Anne, Barrhead and the Summer Village of Nakamun Park requested that the Edmonton Regional Planning Commission and Alberta Municipal Affairs prepare a Lake Management Plan for Nakamun Lake.
- 1.3 In June, 1979 the initial report of the Nakamun Lake planning process was produced. It was entitled, Nakamun Lake: Options for a Management Direction and recommended three possible management directions which might be taken in the preparation of the plan alternatives for Nakamun Lake. Meeting jointly, the affected councils selected a Balanced Development Option. Copies of the initial report indicating the selected direction were circulated to all landowners

and discussed at an information exchange meeting.

- 1.4 The Balanced Development Option acknowledged that recreation and residential uses would place the greatest demands on the planning area, but indicated that the satisfaction of these demands should not occur at the expense of all other land uses in the area. To this end, existing E.R.P.C. and municipal policies regarding agricultural land and subdivision approval were to be upheld. It was felt that new recreation development should be a blend of public serving and private development based upon land capability and lake use capability. Wildlife habitats within the regulated area were to be identified and protected when possible from the impacts of new developments.
- 1.5 The second report in the Nakamun Lake planning process, Nakamun Lake Management Plan Alternatives was presented to the affected municipalities in March, 1980. It recommended goals and objectives, development policies, land use classifications and three possible land allocations. Following public review two joint council meetings were held by the affected municipalities to discuss the plan alternatives, recommend amendments and approve in principle the basis for a final plan. The Edmonton Regional Planning Commission and Alberta Municipal Affairs staff were directed to prepare an Area Structure Plan for Nakamun Lake to implement the elements of the selected final plan.

2.0 GOALS AND OBJECTIVES

- TO identify development opportunities at a level compatible with lake and shoreland characteristics
- TO avoid areas with severe constraints to development
- TO identify lakeshore areas with slight or moderate limitations for outdoor recreation development
- TO facilitate the development of public recreation opportunities in the Nakamun Lake area
- TO conserve valuable farmland
- TO designate areas for additional residential development
- TO minimize the costs of servicing additional development, both to utilities and to municipalities
- TO improve the winter and summer recreation amenity for existing and future residents through subdivision designs which minimize the disturbance of the natural environment and which integrate public reserves into a interconnecting network allowing lake access for backshore residents and hiking and cross-country ski trail development throughout the area accessible to all residents
- TO minimize the impact of new developments on existing residents
- TO allow the development industry to take the lead in providing new residential and public recreation opportunities in the area while at the same time, ensuring that the rate of development realistically reflects demand

3.0 DEVELOPMENT POLICIES

3.1 Residential Development

- (a) No additional residential development directly on the lake-shore is recommended at Nakamun Lake. This conclusion is based on the assessment of regional recreation needs, the lack of suitable development areas and the extent of existing lakeshore development.
- (b) Residential subdivision will not be considered on land having severe or extremely severe limitations for on-site sewage disposal.
- (c) Residential subdivision will not be considered on land having severe or extremely severe limitations for the construction of single family dwellings.
- (d) All new developments in the Nakamun Lake planning area must satisfy Alberta Environment water supply (240 imperial gallons per day per household or equivalent) standards.
- (e) Multi-parcel residential subdivision will not be permitted in areas identified for agricultural land conservation by the Edmonton Regional Planning Commission or municipal policy.
- (f) Residential lot sizes may be determined on site specific basis consistent with existing municipal Land Use By-laws.
- (g) The above policies are designed to direct future development to areas most suitable for those purposes, and to indicate the level of use that is appropriate. It is recognized that it may be possible to utilize innovative approaches to sewage disposal, water supply, site design or building construction in such a manner as to overcome physical limitations to

development. Amendments to this Area Structure Plan will be considered in the event of innovative development proposals providing they are acceptable to the affected municipality, to the approving agencies and do not violate goals and objectives of the Nakamun Lake Area Structure Plan.

- (h) When a proposed subdivision leaves a portion of a quarter section unsubdivided, the developer must agree, as a condition of subdivision, to have that remainder allocated to a land use classification acceptable to the affected municipality.

3.2 Reserve Lands

- (a) A municipal reserve and environmental reserve strip of 91.4 m (300 ft) in width shall be allocated adjacent to the lake on lakeshore quarter sections for which a residential use is permitted. The purpose of this strip is to ensure shoreline vegetation is maintained to prevent erosion, to protect wildlife habitats, to prevent encroachment from residential development on vegetated shoreline, and to ensure public access to the lakeshore while protecting the aesthetic character of the shoreline and maintaining the natural beauty of the lake.
- (b) Existing lakeshore public reserve should be developed to give lake access to backshore residential and recreation areas.

The possibility of financing the improvement of these existing lakeshore reserves with off-site levies on new backshore development should be considered at the time of their subdivision. Development of public reserve should proceed in a manner which preserves the aesthetic character

of the shoreline, protects wildlife habitat and prevents erosion.

- (c) Public reserves in new subdivisions should provide for linear corridors designed to link with adjacent residential areas and recreation lands.

Public reserve corridors through new subdivisions will improve the summer and winter recreation amenity by creating a network of trails through the area.

- (d) Continuous areas of severe limitations such as sloughs or organic soils may be taken as environmental reserves in the subdivision process.

3.3 Recreation

- (a) Recreation uses are permitted in areas classified RR1, RR2, and RR3, subject to the conditions of those particular land classifications.
- (b) Recreation uses will be a conditional use in areas designated Rural Conservation/Recreation Development Potential. Qualifying recreation uses will provide a recreation opportunity serving the general public. Recreation developments will be permitted in those areas, providing their construction and operation does not contribute to a reduction in the environmental quality of the lake and shoreland and providing they comply with the other development policies of the Nakamun Lake Area Structure Plan.
- (c) Designs for new residential and recreation developments will be encouraged to incorporate existing public reserves and unopened road allowances in such a manner as to accommodate hiking and cross-country skiing through the area.

- (d) No unsupervised overnight campgrounds will be allowed in the planning area.

3.4 Boating

- (a) It is recommended that a 12 km/hr speed limit be designated and enforced in the vicinity of existing and future swimming areas under the Boating Restriction Regulations of the Canada Shipping Act.
- (b) A boat speed limit of 60 km/hr should be designated over the remaining area of the lake to discourage high speed boating.

3.5 Lake Water Quality

- (a) It is recommended that lake water quality analyses continue and that Alberta Environment undertake a study to determine the feasibility of rehabilitating the water quality in Nakamun Lake. This study should encompass the entire watershed.
- (b) It is recommended that existing and future swimming areas be subject to water quality testing by the Stony Plain-Lac Ste. Anne and Sturgeon Health Units, to check water quality for suitability.

3.6 Groundwater

- (a) In general, any proposed multi-parcel development must be

preceded by a sound groundwater availability evaluation and particularly, must include a proper pump test. This test should be of sufficient duration to obtain accurate yield information.

- (b) Drinking water supplies proposed for new developments must meet the water quality standards in force in the affected municipality or must be treatable to meet those standards.

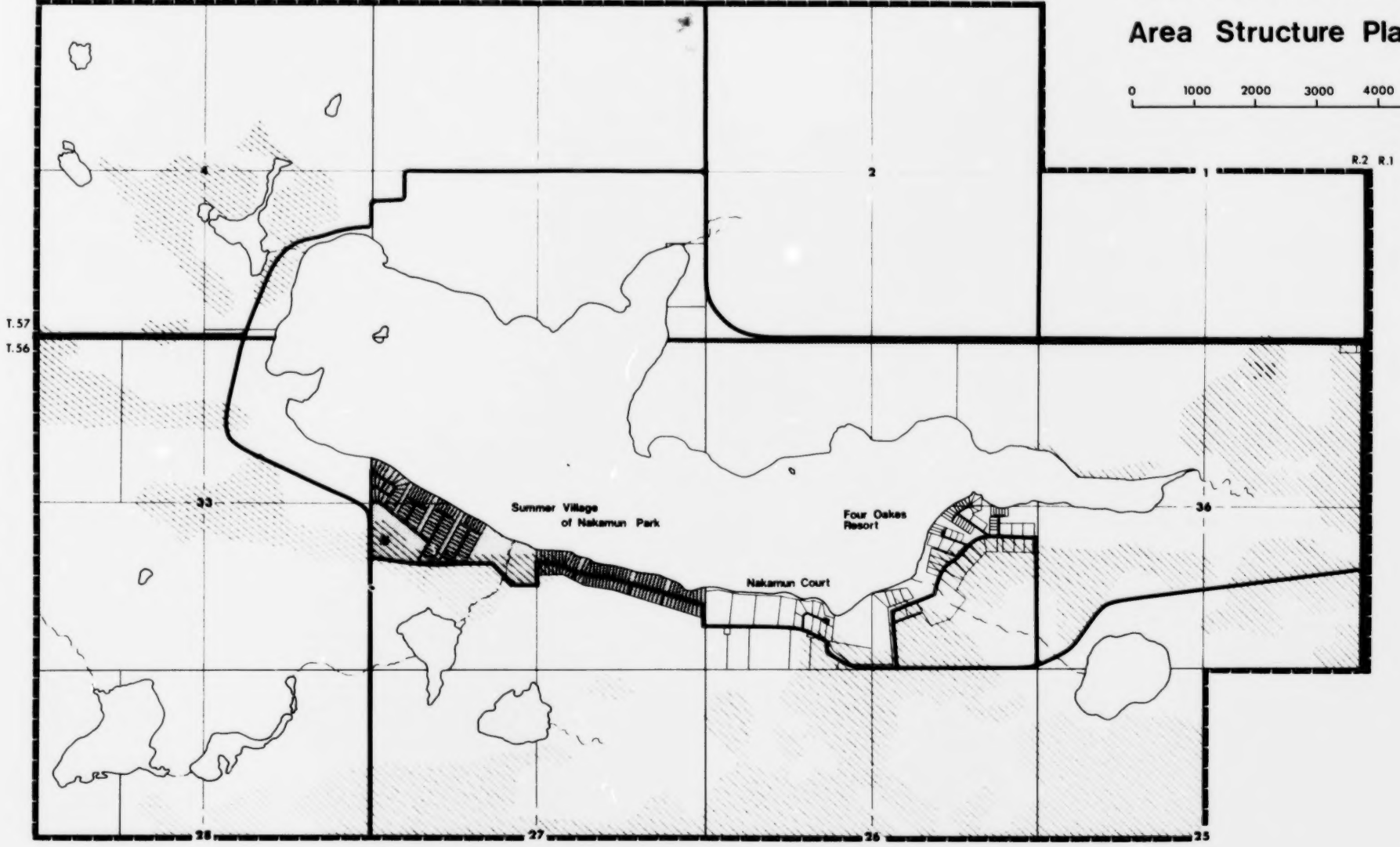
3.7 Vegetation and Wildlife

- (a) New subdivisions should keep removal of vegetation to a minimum and designs should follow the natural features of the area in order to preserve its natural beauty and wildlife habitats.
 - i) The Development Officer, in considering a development proposal, may impose conditions requiring the retention of trees (for example, a minimum buffer strip at the lakeshore or along creeks) or restrict removal of emergent shoreline vegetation to a specific percentage of shoreline owned or restrict the percentage of the total lands owned which would be cleared.
 - ii) Environmentally sensitive lands and significant stands of trees in proposed subdivision areas should be protected by including these within the Environmental Reserve or as Municipal Reserve and school reserve, in conformity with The Planning Act, 1977.
- (b) Developers should be required to establish effective erosion control measures that will be taken to prevent erosion in areas indicated on Map 2 as having a severe water erosion hazard.

NAKAMUN LAKE

Area Structure Plan

0 1000 2000 3000 4000 5000 feet



Affected Areas

Areas of Severe Water Erosion Hazard

Map 2

3.8 Servicing and Infrastructure

- (a) Servicing of residential development should be considered in all applications for development.
- (b) Development will be designed to avoid increasing traffic through existing residential areas.

4.0 LAND USE CLASSIFICATIONS

4.1 Agricultural Conservation - AC

Purpose:

- to identify and conserve existing productive agricultural areas for future agricultural production
- to minimize conflicts between agricultural and non-agricultural uses
- to place these areas in a land use classification which identifies existing cleared agricultural areas that are presently in cultivation or in a use that supports existing farming enterprise

Permitted Uses:

- general (extensive agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals)
- agricultural product storage and service facilities which relate to the individual farm unit
- forestry, transportation, communication, public utilities and small scale (40 acres or less) resource extraction, provided subsequent reclamation measures are carried out
- miscellaneous uses associated with agriculture

Discretionary Uses:

- generally, no intensive agricultural activities or expansion of existing intensive activities will be permitted within the Nakamun Planning Area. If the proposed intensive agricultural activity can be shown to cause no increase in traffic, odour, noise or pollution which would adversely affect the lake or lakeshore

- environment or the existing development, the development officer may consider such activities as a discretionary use within the planning area. Existing provincial and recreational policies regarding intensive agricultural activities will pertain in the event of such a proposal
- cemeteries and churches

Other Provisions:

- one residential site per quarter section not previously subdivided; this subdivision should contain only land necessary for a residential site and should not exceed 1.21 hectares (3 acres) or the area necessary to include farmstead buildings and shelter belts
- subdivision will be permitted of parcels isolated from the main quarter section by natural or man-made features with the remainder of the quarter section considered unsubdivided
- all permitted uses must conform to the development policies of the Nakamun Lake Area Structure Plan

4.2 Rural Conservation or Rural Conservation/Recreation
Development Potential - RC or RC/R

Purpose:

- to identify areas of marginal agricultural land with severe or extremely severe limitations to development which are unsuitable for any additional residential or recreation development
- to minimize the effect of natural hazards such as high groundwater, flooding and organic soils on human uses and activities
- to place these areas in a land use classification which identifies that lack of development potential

Permitted Uses:

- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals
- agricultural product storage and service facilities which relate to the individual farm unit
- forestry, transportation, communication, public utilities and small scale - 16.2 hectares (40 acres) or less - resource extraction, provided subsequent reclamation measures are carried out
- miscellaneous uses associated with agriculture

Discretionary Uses:

- Rural Conservation areas designated RC/R have been identified as having a recreation development potential
- recreation development may be considered in these areas at the discretion of the development officer
- proposed recreation developments will be assessed as to their general suitability to the proposed location
- approval will require evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake or shoreland

Other Provisions:

- one residential site per quarter section not previously subdivided; this subdivision should contain only land necessary for a residential site and should not exceed 1.21 hectares (3 acres) or the area necessary to include farmstead buildings and shelter belts
- subdivision will be permitted of parcels isolated from the main quarter section by natural or man-made features with the remainder of the quarter section considered unsubdivided
- all permitted uses must conform to the development policies of the Nakamun Lake Area Structure Plan

4.3 Residential/Recreation 1 - RR1

Purpose:

- to identify areas of moderately productive to marginally productive agricultural land, with a substantial percentage of that land having severe or extremely severe development limitations but with the capability to support a small cluster of residential sites or a modest scale recreation use
- to place these areas in a land use classification which identifies that limited capability for development

Permitted Uses:

- a subdivision creating a maximum of four clustered residential sites or an equivalent sized recreation use will be permitted on lands classified RR1
- proposed recreation developments will be assessed as to their general suitability to the proposed location with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction of the environmental quality of the lake or shoreland
- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals
- agricultural product storage and service facilities which relate to the individual farm unit
- forestry, transportation, communication, public utilities and small scale - 16.2 hectares (40 acres) or less - resource extraction, provided subsequent reclamation measures are carried out
- miscellaneous uses associated with agriculture

Other Provisions:

- one residential site per quarter section not previously subdivided; this subdivision should contain only land necessary for a residential site and should not exceed 1.21 hectares (3 acres) or the area necessary to include farmstead buildings and shelter belts
- subdivision will be permitted of parcels isolated from the main quarter section by natural or man-made features with the remainder of the quarter section considered unsubdivided
- all permitted uses must conform to the development policies of the Nakamun Lake Area Structure Plan

4.4 Residential/Recreation 2 - RR2

Purpose:

- to identify areas of moderately productive to marginally productive agricultural land, with a significant percentage of that land having severe or extremely severe development limitations, but with the capability to support a cluster of residential sites or a moderate scale recreation use
- to place these areas in a land use classification which identifies that capability for development

Permitted Uses:

- a subdivision creating a maximum of twelve clustered residential sites or an equivalent sized recreation use to be located in areas of the quarter section not having severe or extremely severe development limitations
- proposed recreation development will be assessed as to their general suitability to the proposed location with approval

- requiring evidence that the construction and operation of the proposed development will not contribute to a reduction of the environmental quality of the lake or shoreland
- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals
 - agricultural product storage and service facilities which relate to the individual farm unit
 - forestry, transportation, communication, public utilities and small scale - 16.2 hectares (40 acres) or less - resource extraction, provided subsequent reclamation measures are carried out
 - miscellaneous uses associated with agriculture

Other Provisions:

- subdivision will be permitted of parcels isolated from the main quarter section by natural or man-made features with the remainder of the quarter section considered unsubdivided
- all permitted uses must conform to the development policies of the Nakamun Lake Area Structure Plan

4.5 Residential/Recreation 3 - RR3

Purpose:

- to identify areas of moderately productive to marginally productive agricultural land having slight to moderate limitations to development and having a high recreational or scenic value with a good capability for future residential or recreation development
- to place these areas in a land use classification which identifies that capability for development

Permitted Uses:

- a subdivision creating, per quarter section, a maximum of twenty four residential lots of a size to be determined on a site specific basis consistent with existing municipal land use by-laws
- proposed recreation developments will be assessed as to their general suitability to the proposed location with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction of the environmental quality of the lake or shoreland
- construction of any roads, buildings or improvements associated with any proposed residential or recreational development will only be permitted in areas having no limitations for such development
- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals
- agricultural product storage and service facilities which relate to the individual farm unit
- forestry, transportation, communication, public utilities and small scale - 16.2 hectares (40 acres) or less - resource extraction, provided subsequent reclamation measures are carried out
- miscellaneous uses associated with agriculture

Other Provisions:

- subdivisions will be permitted of parcels isolated from the main quarter section by natural or man-made features with the remainder of the quarter section considered unsubdivided
- all permitted uses must conform to the development policies of the Nakamun Lake Area Structure Plan

4.6 Resort - R

Purpose:

- to identify areas of existing recreation resort development
- to identify area of existing public-serving commercial recreational development
- to place these areas in a land use class which recognizes the existing land use

Permitted Uses:

- resort residential development and existing associated uses
- institutional uses
- miscellaneous commercial uses as permitted by municipal land use by-law
- commercial recreation facilities which offer a recreation opportunity to the general public

Other Provisions:

- any expansion, extension, or redevelopment of existing use or uses or any development of new uses other than those defined at the date of adoption of the Nakamun Lake Area Structure Plan, which require construction of roads, buildings or improvements, removal of vegetation, or disturbance of soil shall require a development permit
- any changes to existing uses requiring a development permit will be assessed as to their general suitability to the proposed location with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction of the environmental quality of the lake and shoreland
- all proposed development or redevelopment in areas designated Resort must conform to the development and management policies of the Nakamun Lake Area Structure Plan

4.7 Institutional - I

Purpose:

- to identify areas with existing institutional uses
- to place these areas in a land use classification which identifies that existing institutional development

Permitted Uses:

- institutional development and associated uses including church and secular camp halls, camping and hiking areas and associated facilities

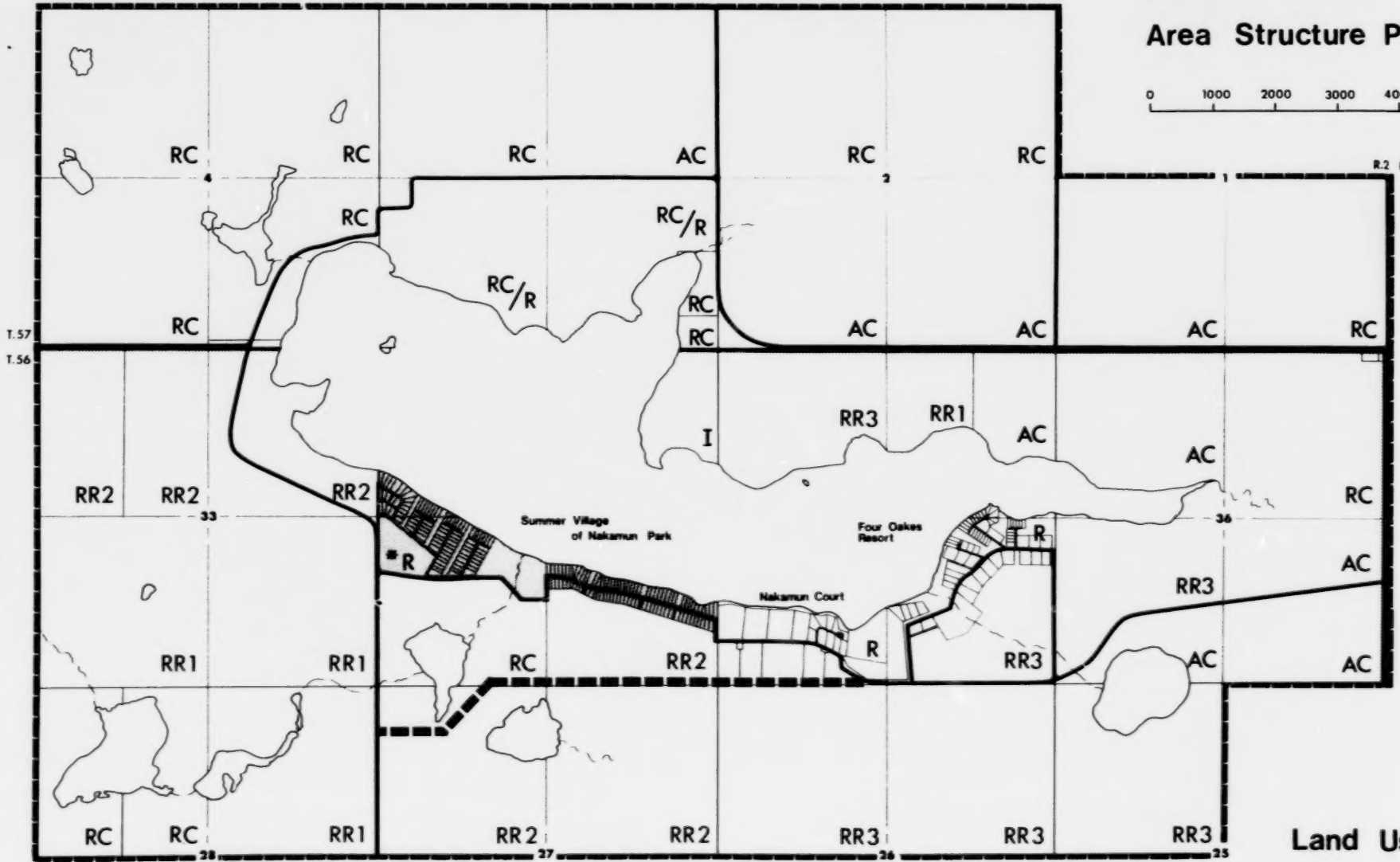
Other Provisions:

- any expansion, extension, or redevelopment of existing use or uses or any development of new uses, other than those defined at the date of adoption of the Nakamun Lake Area Structure Plan, which require construction of roads, buildings or improvements, removal of vegetation, or disturbance of soil shall require a development permit
- any changes to existing uses requiring a development permit will be assessed as their general suitability to the proposed location with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction of the environmental quality of the lake shoreland
- all proposed development or redevelopment in areas designated Institutional must conform to the development and management policies of the Nakamun Lake Area Structure Plan

NAKAMUN LAKE

Area Structure Plan

0 1000 2000 3000 4000 5000 feet



RC Rural Conservation
AC Agricultural Conservation
RC/R Rural Conservation / Recreation Dev. Potential

RR1,2,3 Residential / Recreation
R Resort
I Institutional

■ ■ ■ Road Plan 3390Y

* Allocation is on quarter section basis unless otherwise indicated.

Map 3

5.0 LAND USE ALLOCATION

The land use allocation for the Nakamun Lake Area Structure Plan shall be as described on Map 3.

6.0 IMPLEMENTATION AND ADMINISTRATION

6.1 Authority of the Plan

- (a) Pursuant to the provisions of The Planning Act, this Plan shall be adopted by the concerned municipalities, as the Nakamun Lake Area Structure Plan, and shall be forwarded to the Alberta Planning Board for review and concurrence.
- (b) Subdivision, development and redevelopment of lands within the planning area by the concerned municipalities and general public shall be in accordance with the provisions of this Plan.
- (c) Councils shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and redevelopment of Crown lands, and in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

6.2 Land Use By-law

- (a) Where this Plan or any part thereof takes effect, every land use by-law then in effect in the planning area affected thereby shall be amended forthwith to conform with this Plan.
- (b) One hundred and eighty five new residential lots (or their equivalent) will be permitted in the area regulated by the Nakamun Lake Area Structure Plan. In order to allow for the logical progression and proper timing of development, future residential development will be phased as follows:
 - i) development will be allowed until a maximum of 93 new lots (or their equivalent) for the plan area, have been created over and above those existing on the date of adoption of this Area Structure Plan.

- ii) One year after 93 new lots (or their equivalent) have been registered, the Counties of Lac Ste. Anne and Barrhead and the Summer Village of Nakamun Park will jointly assess the development activity on these lots to determine the impact on the natural and social environment of the lake and its shoreland.
- (c) Subject to the discretion of the Council, the continuation, minor extension, or minor enlargement of existing uses which do not conform with the provisions of this Plan; or the recognizing of such existing uses in the land use by-law, may be permitted. In making these discretionary decisions, Council shall ensure that such existing uses have no adverse effects on the present and future use of the surrounding area, or on the implementation of the Plan.

6.3 Regulated Lake Shoreland Development Operation Regulations

- (a) The municipalities shall request Alberta Environment to repeal the Regulated Lake Shoreland Development Operation Regulations, as soon as Alberta Environment is satisfied that effective land use controls are in effect and operation in the planning area.

6.4 Relationship to Other Statutory Plans

- (a) This Plan does not supercede, repeal, replace, relegate, or otherwise diminish any other regional plan or statutory plans in effect in the planning area. No development or redevelopment shall be approved unless it is in conformity with this Plan and any other applicable provisions or any regional plan or other statutory plans in effect in the planning area.

6.5 Plan Review and Amendments

- (a) Councils may amend this plan to incorporate new goals, policies and land use. Councils shall review and where necessary, amend this Plan at least once every three years.
- (b) Councils shall refer any proposed amendments to the concerned provincial agencies, including the Alberta Planning Board, Edmonton Regional Planning Commission and Alberta Environment for review and comments, and shall consider such comments prior to the adoption of any amendments.
- (c) A council shall consult with the other municipalities within the planning area, when adopting an amendment which only affects part of the planning area.
- (d) Amendments shall be adopted as amendments to the Nakamun Lake Area Structure Plan pursuant to The Planning Act, 1977.

ACKNOWLEDGEMENTS

The Nakamun Lake Area Structure Plan has been prepared by the Lake Management Section of the Edmonton Regional Planning Commission with assistance from Alberta Municipal Affairs, Regional Planning Division. The efforts of those who contributed to the preparation, production and review of this plan are hereby acknowledged.

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